



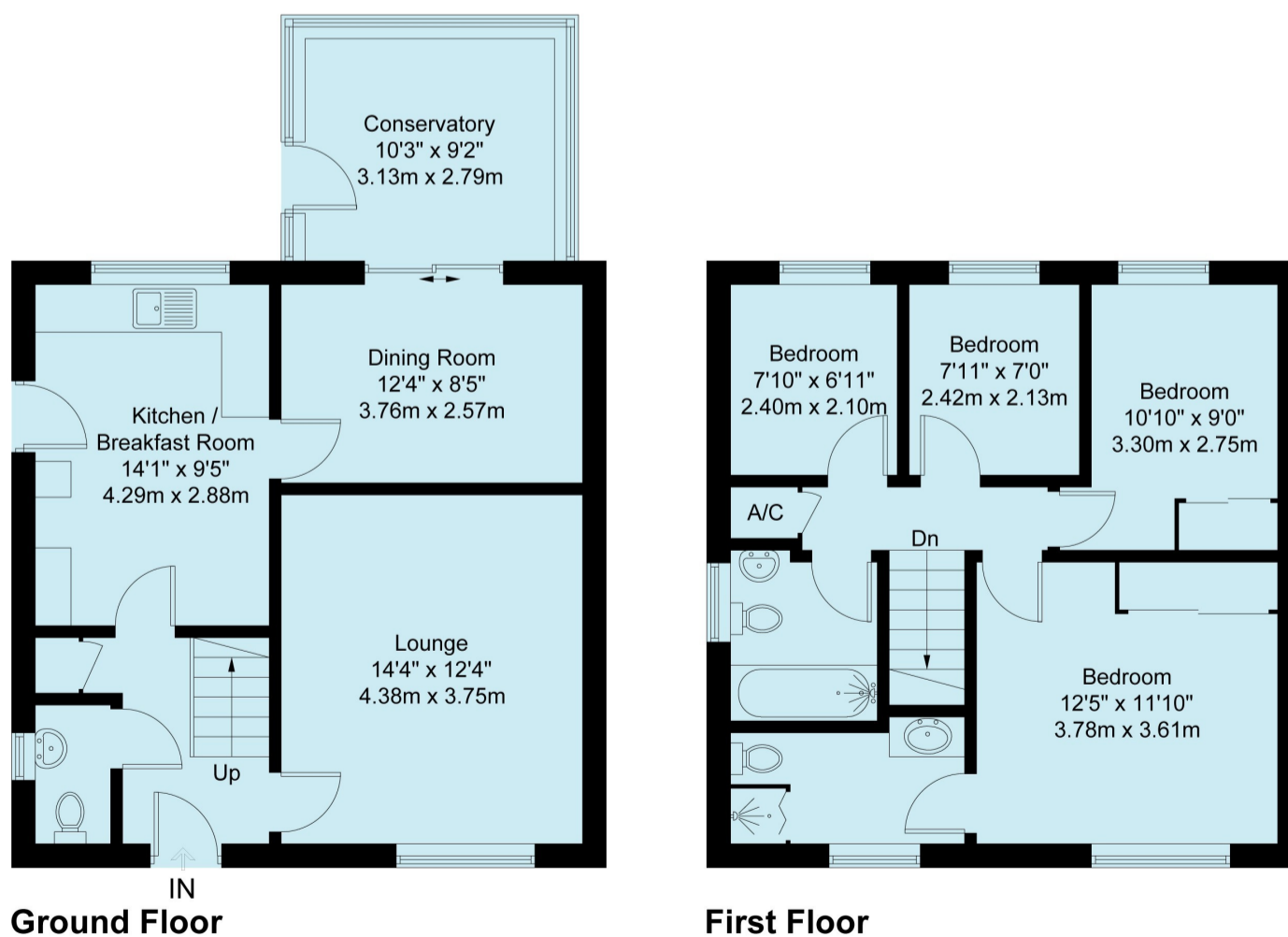
Francis Reed Close
 Westonzoyland, Bridgwater, TA7
 £340,000 Freehold

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4	2	2	EPC

Wilkie May & Tuckwood

Floor Plan

Approximate Gross Internal Area = 107.5 sq m / 1157 sq ft



For illustrative purposes only. Not to scale. ID1296020
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision

Description

Francis Reed Close is a four bedroom detached property situated in the village of Westonzoyland benefitting from off-road parking and a garage.

The property is offered to the market with vacant possession and with no onward chain.

- Popular village of Westonzoyland
- Four bedroom detached house
- Living room and separate dining room
- Kitchen/breakfast room
- Conservatory
- En-suite shower room
- Bathroom
- Front, side and rear gardens
- Garage
- Off-road parking

THE PROPERTY:

The accommodation comprises an entrance hall with stairs leading to first floor, a cloakroom, a living room which overlooks the front garden, with doors opening to the dining room and doors open to the conservatory overlooking the low maintenance garden. The kitchen has a side access to the rear garden and space for a cooker, washing machine and a tall fridge/freezer.

To the first floor are four bedrooms with bedroom one having built-in wardrobes and an en-suite shower room. Bedroom two also benefits from built-in wardrobes. These are complemented by a family bathroom.

There is electric heating throughout the property.

Outside – To the front of the property is a small garden with a lawn to the side leading to the garage and off-road parking. The garden to the rear has a patio area and fully stocked flowerbeds with plants, trees and shrubs and really beautiful mature roses.

A viewing of this property is recommended to appreciate its situation within the cul-de-sac in Westonzoyland and to see its potential as it would benefit from some cosmetic updating throughout.

LOCATION:

The popular village of Westonzoyland is approximately 4 miles to the east of Bridgwater and offers local amenities including a shop, pub, church, primary school and community centre. Bridgwater offers a wide range of amenities including retail, educational and leisure facilities. Junctions 23 and 24 of the M5 motorway allow easy access to Taunton, Bristol and Exeter. Main line rail links are available via Bridgwater Railway station along with a daily coach service to London Hammersmith from Bridgwater bus station.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: To be confirmed.

Services: Mains water, mains electricity, mains drainage, electric heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: D

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 123Mbps download and 20Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with EE and Three.

Flood Risk: Rivers and sea: Low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in May 2026.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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